

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE

OF REAL ESTATE
AND IMPROVEMENTS

LOCATED IN
FREDERICK COUNTY, MARYLAND

Under the power of sale contained in a mortgage from Robert L. Baker, Sr. and Shirley A. Baker, his wife, unto The Farmers and Mechanics National Bank, Mortgagee, dated September 22, 1978, and recorded in Liber 1062, folio 1017, one of the Land Records of Frederick County, Maryland, with said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at public auction on the front door of the Frederick County Court House located on West Church Street, in Frederick City, Maryland on:

THURSDAY, JULY 9, 1981

AT 11:00 A.M.

All of the real estate and improvements being subject to the above mortgage to wit:

All that piece or parcel of land situate, lying and being in Johnsville Election District, Frederick County, State of Maryland, and being known as Lot. No. 22 in the subdivision known as "Section Two, RABBIT RUN ESTATES" as per plat thereof recorded among the Plat Records of Frederick County in Plat Book 12, folio 61.

BEING all and the same real estate conveyed unto Robert L. Baker, Sr. and Shirley A. Baker, his wife, from Hubert R. Brown, Jr. and Hubert R. Brown, Sr., by deed dated September 22, 1978 and recorded in Liber 1062, folio 1015, one of the Land Records of Frederick County, Maryland.

Together with all the buildings and improvements thereon and all the rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

The subject property is improved with a three bedroom brick front rancher together with a kitchen and dining area, living room with fireplace, one and one-half baths, and electric board heat. The property is located on Rabbit Run Terrace which is off Houch Road near Union Bridge, Maryland.

TERMS OF SALE

A cash deposit or certified check of FIVE THOUSAND DOLLARS (\$5,000.00) shall be paid at the time and place of sale, balance in cash at settlement which shall be within twenty (20) days after final ratification of sale by the Circuit Court of Frederick County, Maryland, unless said period is extended by the Assignee, his successors or assigns for good cause shown, time being of the essence. Interest at the rate of twelve (12%) per cent, per annum, shall be paid on unpaid purchase money from date of sale of settlement. Taxes and other public charges and assessments shall be adjusted to the date of sale to date of settlement. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed thereafter by the purchaser. All settlement costs and recording costs including but not limited to costs of title examination, attorney's fees, stamps, transfer taxes and recording charges shall be borne by the purchaser. Conveyance shall be by Assignee's deed without covenant or warranty, expressed or implied. The property herein is being sold subject to all federal, state and county laws and ordinances which may effect the property and its use, as well as all easements, restrictions, covenants, liens, encumbrances and other matters of record which may be superior to the mortgage being foreclosed. All of said property subject to the above mortgage is being sold on "AS IS" basis and the Assignee is making no representation or warranty with regard to said property. Assignee reserves the right to withdraw the property from sale at any time, reject all bids, and resolve all disputes.

FRANKLIN W. MARTZ, Assignee

121 North Court Street

Frederick, Maryland 21701

Telephone: 662-7337

WALTER C. MARTZ II

Martz & Hayward

121 North Court Street

Frederick, Maryland 21701

Solicitors for Assignee

George W. Smith, Auctioneer

Telephone: 845-8815

Frederick, Md. July 20, 1981

This is to certify that the annexed Assignee's Sale

was published in the News & Post

a newspapers published in Frederick County on the following

dates: June 17, 26, July 3, 8

THE NEWS-POST

Per

K. S. McKenzie

Filed July 21, 1981